

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON NOVEMBER 2, 2011 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Mike Colson, Tom Tripp, James Vera, Mike Johnson and Todd Castagno.

Appointed Officers and Employees Present: Attorney Ronald Elton and City Recorder Rachel Wright.

Citizens and Guests Present: Leesa Boman, Burke Boman, Wayne Margetts, Sheldon Riches, Lori Colson, Harold Oliver, Cody Riding, Kelvyn Hardy, Trevor Colson, Chirs Nowell, Johnanna Dodge, Shayla White, Kara White, Kamille White, Jim White, Marianne White, Quinten White, Craig Hadley and Barbara Grygierczyk. Mayor Marshall welcomed Troop 1006.

Mayor Marshall asked Kelvyn Hardy to lead the audience in the Pledge of Allegiance.

PUBLIC HEARING:

- a. **Public Hearing regarding the issuance and sale of not more than \$2,500,000 aggregate principal amount of Lease Revenue Bonds, Series 2011; and any potential economic impact that the project described herein to be financed with the proceeds of the Series 2011 Bonds may have on the private sector.**

Mayor Marshall stated that the public hearing was for the Lease Revenue Series 2011 Bonds for the new library and it was to receive input from the public related to the issuance of bonds and any potential economic impact that the new library and related improvements may have on the private sector. Mayor Marshall opened the public hearing at 7:02 p.m. to receive comments on the proposed. No comments were offered and the Mayor closed the public hearing at 7:03 p.m.

- b. **Proposed Concept Plan for Anderson Ranch Phase 4 Subdivision, which would create two new lots of 3 and 3.25 acres located at approximately 800 East 500 South (DBC Enterprises, LLC Applicant).**

Mayor Marshall opened the public hearing at 7:03 p.m. to receive comments on the proposed concept plan for Anderson Ranch Phase 4 Subdivision. No comments were offered and the Mayor closed the public hearing at 7:04 p.m.

AGENDA:

1. **Youth Recognition Awards.**

The following students were recognized for their accomplishments and were awarded certificates and gifts from the Mayor and City Council:

Colton Christiansen
Craig Hadley
Burke Boman
Camille White
Lalenia Durfee
Braxton Sturzenegger

2. Summary Action Items:

- a. Approval of Minutes of the October 19, 2011 City Council Meeting.
- b. Approval of Business License for Advance Logo Promotions.
- c. Approval of Bills in the sum of \$59,533.19.
- d. Personnel Matters, discussion of City Attorney retirement and the hiring process.

Mayor Marshall stated that at the previous meeting Councilman Tripp had indicated that he would like to discuss the City Attorney's vacancy and he commented that it could be discussed under personnel matters at this time or later in the meeting. Councilman Tripp asked for it to be discussed later in the Mayor and Council Updates. Mayor Marshall stated that a change order for the Quirk Street Road project has been included in the bills. He stated that there is also a bill from Blalock and Partners (library architect) that was submitted earlier in the day that he asked to be considered with the bills. Councilman Johnson asked about the change order and commented that \$10,000.00 appeared to be unusually high for the pipe. Mayor Marshall stated that it is steel pipe. Councilman Colson stated that pipe is expensive and that with the amount of pipe needed, the price would be in the normal range.

Motion: Councilman Tripp made a motion to approve the summary action items to include a change order for Quirk and Main Street Road Project in the sum of \$12,058.60, Invoice 06 from Blalock and Partners in the amount of \$13,950.00 and to approve the expenditure of funds for crack seal on Sage Wood Circle in the Cherry Blossom Subdivision together with approval to expend an additional \$5,000.00 for other necessary crack seal projects. Councilman Vera seconded the motion. All voted in favor and the motion carried.

3. Consideration of approval of plans and specifications and authorization to seek bids for the new Grantsville Library.

Mayor Marshall stated the library plans have not changed much since they were last reviewed by the City Council. He stated that the current plans have finalized the utilities. He commented that the dumpster was moved by the fence in line with the Recreation Center. He stated the plans will be made available on November 10th and that the bid notice will go out this week. He stated that the plans will be available for pickup by general contractors and that subcontractors can then get a list of the general contractors and make their proposals to the general contractors. He stated that the City would like to give a preference to local contractors as long as the bids are reasonable and all council members agreed.

Motion: Councilman Vera made a motion to approve the final plans and specifications as presented and to authorize the City to seek bids for the new Grantsville Library. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

4. Consideration of crossing guard at Grantsville Elementary (Kori Bunderson).

Kori Bunderson was not in attendance so the Mayor canceled this agenda item.

5. Consideration of awarding bid for Impact Fee Facilities Plans and Impact Fee Studies.

Mayor Marshall stated that a committee of City Staff had met and reviewed the bids to perform the requested Impact Fee Facilities Plans and Impact Fee Studies. He stated that the highest score was given to Zion's Bank. He stated that Zion's was not the lowest bidder on price, but received the highest ranking based on the ranking criteria in the Request for Proposals. He stated that Zion's Bank has an extensive amount of experience with facilitating impact fee plans and studies. Councilman Castagno inquired how often the plans should be updated. Attorney Ron Elton stated that anytime a project is finished that is listed in a plan that the plan should be reviewed. He stated that it should be reviewed each year and considered for an update every 5 years. He stated that the cost for the studies can be taken out of the related impact fee accounts. He stated that since the City does not currently have a road impact fee that the feasibility study for road impact fees probably should be funded out of the Class C Road Fund. Mayor Marshall stated that the last plans were adopted in 1997. He commented that the existing plans need to be updated. Councilman Johnson commented that Grantsville City has experienced significant growth since 1997. Councilman Castagno stated that he was surprised with the price spread of the bids. He remarked that the lowest bid was \$29,000.00 whereas the highest bid was \$91,000.00. Ron Elton commented that Zion's Bank has had considerable experience with impact fees and the City has worked with Zion's Bank in the past and they have been good to work with. Councilman Vera inquired how the studies are accomplished. Attorney Elton stated that the company typically works with staff and the Council to project growth and the attendant capital facilities needed and then assists in quantifying the impacts that growth will have on the need for these facilities. Councilman Castagno inquired about the experience in road studies. Matt Millis was present from Zion's Bank. He stated that he has worked on at least 20 impact fee studies for roads. He stated their staff has worked on over 150 impact fee studies. He stated that he enjoys doing the feasibility studies. He stated they make sure that they do not recommend something that is already required by developers. He stated they identify key aspects to see if a road impact fee is feasible or not. Mayor Marshall stated that Zion's Bank was rated high on their experience. Councilman Colson stated that the two lowest bidders are Sunrise and Zion's. Councilman Tripp stated that Zion's Bank may offer to sell the City bonds and he asked if that is a conflict. Attorney Elton stated that it would not be because the bonds would not be directly associated with the study.

Motion: Councilman Colson made a motion to approve and award the bid for Impact Fee Facilities Plans and Impact Fee Studies to Zion's Bank and to authorize the Mayor to sign a contract consistent with the City's RFP and the proposal of Zion's Bank. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

6. Review of Swap Meet Licensing Regulations.

Mayor Marshall stated that the swap meet license expired on October 31st and asked the Council to review the license to see if it was something they would like to continue. Councilman Tripp stated that when he talked to people about the swap meet they were disappointed with how late into the season it got started. Mayor Marshall stated that he received two recommendations by staff to make the license good for a calendar month rather than one day and to add that the license needs to be maintained on the premises. Councilman Vera commented that he thinks it would be appropriate to have a license issued for a calendar month. Councilman Colson stated he didn't see an issue with these changes. Councilman Tripp stated that he likes the idea of an automatic expiration date on a new ordinance. Councilman Colson suggested October 2012 and then have another review. All the council members agreed. The council asked that a new swap meet licensing ordinance be placed on the next City Council meeting agenda.

7. Review of practice of City Council approving business licenses.

Mayor Marshall stated that the proposal is to allow staff to approve business licenses without them coming before City Council. He stated that this would allow the Council to be the appeal authority as is provided for in the current licensing ordinance. Recorder Rachel Wright stated that the City's business license ordinance does not provide for approval of a business license by the City Council and that this has merely been a long standing practice. Councilman Tripp stated that he appreciates the opportunity to see the business license applications. Councilman Castagno stated that he thinks that there would be enough key staff reviewing the license that the Council does not need to review them also. Attorney Elton stated that legally we either need to allow staff to approve the license or amend the ordinance because currently the ordinance does not have the Council being the approval body. Recorder Wright stated that she attended a business license conference and asked if any other City Councils require business licenses to be approved by them before issuance and found out that no other City has this requirement. She stated that she has received many complaints throughout the years about the length of time it takes to get a business license approved in Grantsville City. Councilman Tripp stated that he would still like to look at these licenses after they are issued.

Motion: Councilman Vera made a motion to discontinue the practice of the City Council approving business licenses and to allow the City Recorder to approve them after she receives comment from the zoning department, building department, police department and the fire department. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

8. Mayor and Council Reports.

Councilman Tripp stated that Attorney Ron Elton has been a unique employee with the City with his prosecutor and municipal experience. He stated that the City needs to hire someone with experience in both of these areas. He stated that Attorney Elton has worked for the City at an affordable price. He inquired about the applications received to date. Mayor Marshall stated that currently the City has received four applications. Attorney Elton stressed the need for the City to hire a new City Attorney that has both prosecutor and municipal experience. Councilman Tripp stated that if the City is unable to hire an attorney that is qualified both as a prosecutor and a municipal attorney then the City may need to consider hiring two part-time attorneys with these specialties in order to cover each of these areas of responsibility.

Mayor Marshall announced that he attended the Wasatch Front Regional Council. He stated that he and staff met with the Tooele County Commissioners and Miller Motorsports Park representatives concerning the Deseret Peak Service District. He commented that they had a good discussion. He stated that he had a luncheon with John Larson the manager of Miller Motorsports Park regarding the Deseret Peak Service District. He commented that he had a meeting with Rocky Mountain Power regarding the proposed power line. Mayor Marshall asked the Council to think about people that would be good to serve on a committee concerning the proposed Rocky Mountain Power line. He stated that he spoke at the Junior High School on drug and violence awareness. He stated that he had a conference call with the Community Impact Board. He stated that the City Council will need to hold a special meeting on or around December 16th to award the bid for the new library so final documents can be signed for the Community Impact Board. He stated that the Council could cancel the meeting on December 21st and hold a special meeting around the 16th or just hold a special meeting around the 16th to award the bid. The Council all agreed to cancel the December 21st meeting and hold a special meeting on December 15th at 6:00 p.m. Mayor Marshall announced that Kilgore is finished with the street projects with the exception of chip sealing which will be finished in the spring. Mayor Marshall stated that Energy Solutions invited staff and Council Members to tour their facility on November 10th. The Council all agreed they would like to take a tour but the 10th did not work for them. Mayor Marshall asked the Council to look at their schedules and to get back with him on a date and time that would work to schedule a tour. Mayor Marshall announced that the annual Santa Parade will be Saturday, November 26th at 3:00 p.m. He stated that Councilman James Vera is over planning the Santa Parade. He stated that the City's Christmas Party will be held on December 2nd at 6:00 p.m. Mayor Marshall stated that the property between the Taco Man that the City owns is valued at \$41,000.00 to \$46,500.00 if the City is looking to sell it or lease it out. He announced that he met with Nicole Cline with Tooele County Economic Development about a prospective project called Project Anchor locating on the west side of Grantsville. He stated that they would require 3 million gallons of water a day. He stated that the company would provide approximately 1,000 jobs. He stated that they asked for things that the City would need. He told them a community recreation center and fire equipment to provide protection. He stated they did not seem too concerned with those needs. He stated that before entering into an

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agreement with the company he stated that the City will need to tour one of their facilities to make sure it will not cause grief to the residents.

Chris Nowell was present. He asked for preference to be given to local contractors for the construction of the new library. He suggested putting a point system to allow local contractors preference if a bid is comparable. Mayor Marshall stated that he would call the architects working on the library about putting a weight on using local contractors.

9. Adjourn.

Motion: Councilman Vera made a motion to adjourn. Councilman Colson seconded the motion. All voted in favor and the meeting officially adjourned at 8:43 p.m.